


County of Loudoun

Office of Transportation Services – MSC # 69

MEMORANDUM

DATE: May 4, 2009

TO: Michael Elabarger, Project Manager, Department of Planning

FROM: Norah M. Ocel, E.I.T., Transportation Engineer, OTS 

SUBJECT: **SPEX 2009-0001, Loudoun County Animal Care & Control**
1st Submission

Location: The property is located approximately 600 feet north of Hamilton Station Road (Route 704) and Charles Town Pike (Route 9) intersection on the northwest quadrant and approximately 2.1 miles northwest of Route 7.

Background

The applicant, Thomas J. Koening for the Loudoun Animal Shelter, is requesting approval of a special exception to permit the addition of a facility to be used as an animal behavior/enrichment and staff training center and to permit the animal shelter to open on Sunday in the AR-1 zoning district. The applicant has submitted a plat, dated 3/25/09, prepared by Paciulli Simmons & Associates and a statement of justification, dated March 23, 2009.

The surrounding land uses are: to the North: Farm/Residential/Suburban Single Family (AR-1), to the South: Residential/Suburban Single Family (AR-1), to the East: Residential/Suburban Single Family (AR-1) and to the West: Residential/Suburban Single Family (AR-1).

Existing, Planned and Programmed Roads

The facility has access on the north side of the Hamilton Station/Charles Town Pike intersection. It is currently served by a paved driveway with a private access easement. No modification or improvements are proposed to the entrance or driveway with this application. According to the letter of justification, the current average daily vehicle trips, as per traffic counts taken on April 22-24, 2008, is approximately 119 vehicles. The additional traffic generated as a result of opening on Sundays will be offset by the shelter closing on a weekday.

Currently, Hamilton Station Road is a two-lane road in a 38-foot right-of-way. Charles Town Pike is a two-lane roadway within a 32-foot right-of-way.

According to the Countywide Transportation Plan (CTP page A1-58), Hamilton Station Road is planned to stay as a two-lane local access paved rural collector with 10- to 11-foot travel lanes, 2- to 4-foot shoulders and a grade separated interchange at Route 7. Charles Town Pike (CTP A1-52) is planned to stay as a two-lane local access paved rural arterial with 12-foot travel lanes and a grade separated interchange at Route 7. Left-turn and right-turn lanes are required at major intersections.

Transportation Comments

General

1. According to the applicant, the occasional training and animal handling demonstrations/instructions will result in limited increase in shelter traffic that will be spread out through out the year. Please provide a rough estimate of the number of events and the turn out visitors in the letter of justification for our files.
2. The property has frontage with Hamilton Station Road. Please refrain from constructing any structure within 25-30 feet from the centerline of Hamilton Station Road to the property line since according to the CTP, bicycle & pedestrian facilities should be considered for construction along this road in the future.

Conclusion

The Office of Transportation Services (OTS) will make a recommendation once the applicant addresses our comments.

CC. Andrew Beacher, Assistant Director, OTS
George Phillips, Senior Transportation Planner, OTS
Charles Acker, Transportation Operation Engineer, OTS